

Our Ref: PP2018/0003
Your Ref: PP-2021-6099

1 June 2023

Amanda Harvey
Executive Director, Metro East and South
NSW Department of Planning, Industry & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Amanda

Subject: Planning Proposal – 160 Burwood Road, Concord (Bushells Site)

The City of Canada Bay would like to formally request finalisation of the above Planning Proposal.

The Planning Proposal seeks to amend the *Canada Bay Local Environmental Plan 2013* to facilitate urban renewal of industrial land into a mixed-use development comprising residential, retail/commercial (including light industrial uses) and recreational uses.

The Planning Proposal received a Gateway determination on 31 October 2021. The LEP is required to be finalised by 23 June 2023.

The Planning Proposal was amended to satisfy with the conditions of the Gateway Determination and was placed on public exhibition from 10 June to 8 July 2022 in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) and the Gateway Determination.

On 28 March 2023 Council resolved to submit the Planning Proposal to the Department for finalisation, subject to the changes outlined in the Council resolution. The changes respond to the conditions in the Gateway Determination, an Urban Design Review commissioned by Council, and issues raised in submissions. The assessment of issues raised in submissions is outlined in the Report on Submissions.

The Gateway Determination did not issue an authorisation for Council to exercise delegation to make the plan and as such Council now requests the Department to draft and finalise the LEP.

A copy of the Planning Proposal and supplementary information have been included with this request and uploaded to the NSW Planning Portal.

Council is of the opinion that it has now addressed relevant conditions of the Gateway determination.

Please accept this package of information as Council's request to NSW Department of Planning and Environment to finalise the LEP.

Should you have any questions in relation to this matter or require further information, please contact Helen Wilkins, Senior Strategic Planner on 9911 6292.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Paul Dewar', with a stylized flourish at the end.

Paul Dewar
Manager, Strategic Planning